

TITLE 8 DEVELOPMENT CODE
DIVISION 8: SPECIFIC USE DESIGN STANDARDS
CHAPTER 9: SMALL LOT STANDARDS.
Sections:

- 88.0901 General Provisions.
- 88.0915 Development Requirements.

88.0901 General Provisions .

It is the purpose of this chapter to provide development requirements for small lots which will minimize the impacts to water, sewage treatment, roads and fire protection resources. These requirements shall apply to lots that are 5,000 square feet or less or that are less than sixty (60) feet in width. This chapter shall not apply to lots that are a part of an approved subdivision recorded after July 1, 1984 or an approved Planned Development.

Readopted Ordinance 3341 (1989); Amended Ordinance 3657 (1996)

88.0915 Development Requirements.

All new dwellings and accessory structures on small lots shall be subject to the following development requirements:

(a) LOT MERGER REQUIREMENTS AND EXEMPTION.

(1) An application for a development permit for a dwelling or accessory structure on a small lot shall be accompanied by one of the following:

(A) A Notice of Merger of the subject lot with an abutting lot in common contiguous ownership that has been recorded; or

(B) Documentation showing the record ownership of the subject lot, and all lots sharing a common side lot line with the subject lot. If adjoining lots are under the same ownership, the lots shall be merged to bring them closer or fully into conformance with minimum lot sizes, thus enhancing the public health and safety of the area. If the Record of Ownership shows that adjoining lots are not under the same ownership, the lots are not required to be merged.

(2) This lot merger requirement will not apply to small lots in areas that have been determined to have adequate capacity, means or ability to provide adequate service for existing and future development for water, sewage treatment, roads and fire protection. This determination may be made by the Planning Director, based upon the existence of an appropriate special district that provides any of these services or any other appropriate justification for the determination.

(b) DEDICATION REQUIREMENT.

An offer of dedication or grant of road easement shall be required prior to the issuance of a development permit, to provide a minimum forty (40) foot right-of-way width on all roads or streets or other width as deemed necessary by the Director of the County Department of Transportation/Flood Control.

(c) YARD REQUIREMENTS:

(1) Front Yards - Front yard setback may be reduced to no less than fifteen (15) feet.

(2) Interior Side Yard - Each side of each lot may be reduced to no less than five (5) feet provided there is at least ten (10) feet between structures.

(d) WATER REQUIREMENT.

A form provided by the Division of Environmental Health Services of the Public Health Department and signed by the water serving entity or letter from such entity shall be submitted, certifying that adequate line and storage capacity exists or will exist to serve the proposed dwelling and that arrangements have been made to serve each dwelling with a potable water system at the time of occupancy or final building inspection. This requires that the water main shall be in place to serve the property or that financial arrangements have been made with the water serving entity for installation of the water main. In the absence of such a water serving entity, an approved domestic water system under pressure is required to serve each proposed dwelling. This water system must be certified by the San Bernardino County Division of Environmental Health Services and a copy of the certification shall be submitted to the Building Official.

(e) SEWER REQUIREMENT.

A form provided by the Division of Environmental Health Services of the Public Health Department and signed by the serving sewer entity or letter from such entity shall be submitted, certifying that an adequate collection system and treatment plant capacity exists or will exist to serve the proposed dwelling, and that sewage hookup arrangements have been made to serve each proposed dwelling at the time of occupancy or final building inspection. In the absence of such a sewerage agency, a letter from the Division of Environmental Health Services indicating that an individual sewage system with subsurface disposal is permitted, shall be submitted to the Building Official.

(f) SURVEY REQUIREMENTS.

Evidence shall be submitted to and approved by the County Surveyor that each lot has been surveyed and staked in accordance with the provisions of the Land Surveyors Act by a Registered Civil Engineer or Licensed Land

Surveyor, or evidence of a past survey shall be submitted to and approved by the County Surveyor as being in conformance with the Land Surveyors Act.

Readopted Ordinance 3341 (1989); Amended Ordinance 3657 (1996)